



**The Bungalow & Annexe Long Acre Farm, Station Road**  
Haddiscoe, Great Yarmouth, NR31 9JA  
Guide Price £475,000

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A set of white icons on a dark blue background representing property features: a bed icon, a bathtub icon, a sofa icon, and a menu icon.

## The Bungalow & Annexe Long Acre Farm, Station Road, Haddiscoe, Great Yarmouth, Norfolk, NR31 9JA

Nestled in a picturesque location, on the outskirts of Haddiscoe, Great Yarmouth, this deceptively spacious bungalow offers a unique opportunity for those seeking a tranquil rural lifestyle. Set on an impressive plot of 0.92 acres, the property is enveloped by nature, providing a serene backdrop for everyday living.

Convenience of travelling to both Norwich & Lowestoft is also right on your doorstep with Haddiscoe railway station only a short stroll away. The local marina also provides excellent access to the Broadland system, where excellent boating facilities can be enjoyed.

The main residence features a lovely lounge, complete with a welcoming fireplace, perfect for cosy evenings in. The good-sized kitchen and dining area create an inviting space for family meals and entertaining guests. This home is designed for dual family living, boasting an excellent two-bedroom annexe that offers privacy and comfort for extended family or guests.

With its idyllic setting and spacious layout, this bungalow is not just a home; it is a retreat from the hustle and bustle of everyday life. Whether you are looking to enjoy peaceful walks in the surrounding countryside or simply relax in your own garden, this property is a rare find. Embrace the opportunity to make this delightful bungalow your own and experience the best of rural living in Haddiscoe.



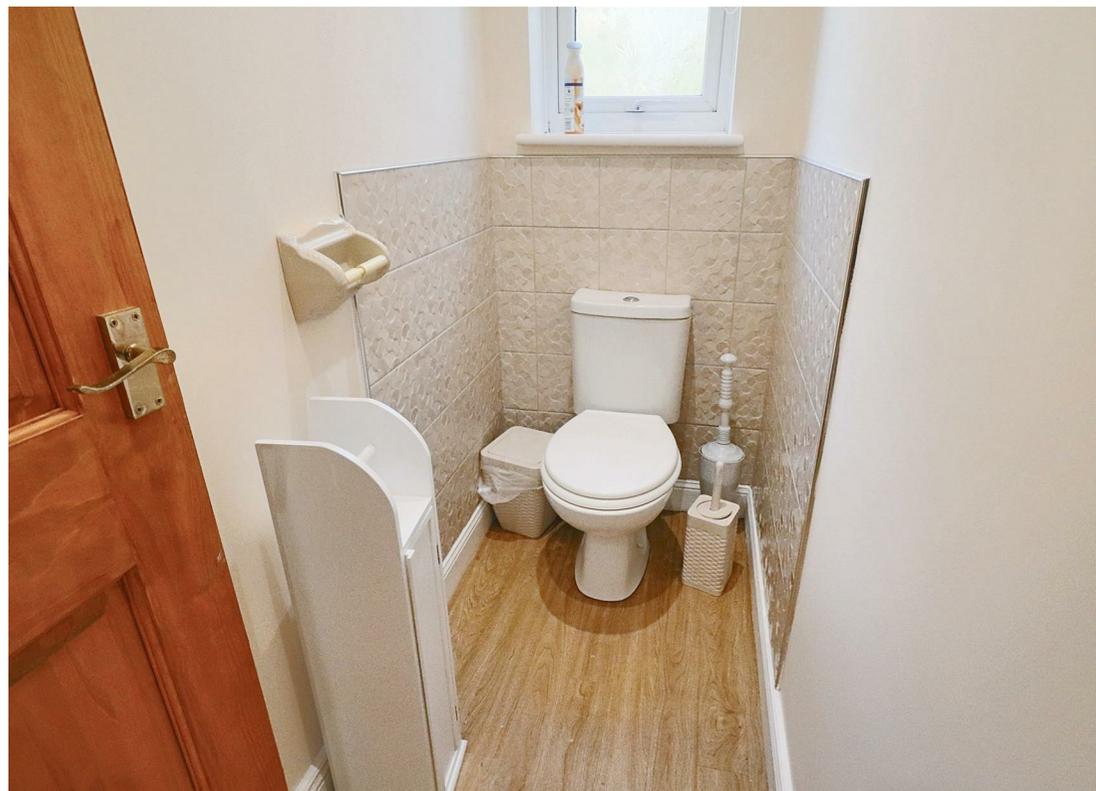


### **UPVC DOUBLE GLAZED DOOR TO**

**L-SHAPED ENTRANCE HALL**  
radiator, access to roof void, inset ceiling spotlighting, built in store cupboard,

### **KITCHEN/DINER**

re-fitted in a range of white painted wood units, single drainer ceramic sink, integrated dishwasher and washing machine with front decor panels, hardwood worktops, peninsular unit, oven/grill, four burner ceramic hob, filter hood over, integrated fridge and freezer with front decor panels, tiled floor, radiator, 3 windows with upvc double glazing, inset ceiling spotlighting, additional built in store cupboard,



### **REAR HALL**

with upvc door, tiled floor, built in boiler cupboard housing a Worcester gas boiler, hot water storage tank,

### **SHOWER ROOM**

tiled shower cubicle, thermostatic shower unit, radiator, tiled floor

### **SEPARATE WC**

with low level suite, wash basin, tiled floor, upvc opaque glazed window,



## LOUNGE

feature brick fireplace, ornamental beamed ceiling, 2 windows with upvc double glazing overlooking rear garden, 2 radiators, parquet flooring, opening to

## SNUG

upvc window overlooking rear garden, radiator, parquet flooring,

## MASTER BEDROOM

upvc double glazed window overlooking rear garden, radiator, inset ceiling spotlighting,

## BEDROOM 2

upvc double glazed window overlooking front garden, radiator, inset ceiling spotlighting,

## BEDROOM 3

upvc double glazed overlooking rear garden, radiator, inset ceiling spotlighting,

## BATHROOM

cased bath hot and cold, thermostatic shower unit, pedestal wash basin, part tiled walls, radiator, inset ceiling spotlighting,

## SEPARATE WC

low level suite, part tiled walls, upvc opaque glazed window, inset ceiling spotlighting,

## THE ANNEXE

door to:-

## ENTRANCE HALL

radiator, inset ceiling spot lighting.





### **BEDROOM 1**

upvc double glazed window overlooking the front garden, radiator, inset ceiling spot lighting.

### **SHOWER ROOM**

double shower cubicle, thermostatic shower unit, pedestal washbasin, low level wc, part tiled walls and floor, radiator, extractor fan, inset ceiling spot lighting, upvc double glazed window.

### **MODERN FITTED KITCHEN/DINER**

in a range of pastel grey painted wood units, single drainer one and a half bowl sink unit, recess and plumbing for automatic washing machine, tiled splashbacks, fitted wall cupboards, glass/stainless steel extractor canopy, space for fridge freezer, radiator, inset ceiling spot lighting, upvc window overlooking the rear garden, access to roof void, large opening to lounge.

### **SPLENDID LOUNGE**

with upvc window and patio doors to rear patio and garden, radiator, inset ceiling spot lighting.

### **BEDROOM 2**

upvc double glazed window overlooking the front garden, radiator, inset ceiling spot lighting.



## **OUTSIDE**

To the front, the property has shared ownership over the main entrance drive and leading to the main property you will find a 5 bar gate leading to a driveway, large front garden area with a range of established trees overlooking a small woodland. To the rear, further large gardens laid mainly to lawn.

## **COUNCIL TAX BAND**

The Bungalow 'B' Annexe 'A'

## **MATERIAL INFO**

This property has:

Mains: Electric, water & sewerage (septic tank), Heating by LPG tank for bungalow LPG large bottles for the annexe

Flood Risk Info: Very low

\* Broadband: Cable (speed 25mbps)

\* Mobile: Vodafone the best connection for the area

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

## **NOTES:**

There is a shared road through the trees to the adjoining piece of land beyond the bungalow and annexe. The area comes under National Park Rules, though is not a national park.

The adjoining land has existing planning permission for a small 20 pitch adult only campsite, though there are no immediate plans for this to be undertaken. This is far enough away from the Bungalow and annexe to not impact daily life if this ever did happen. The area would still be a tranquil space to live.







**SITE PLAN**



# Floor Plan

Approx Gross Internal Area  
185 sq m / 1996 sq ft



BUNGALOW

ANNEXE



Floorplan

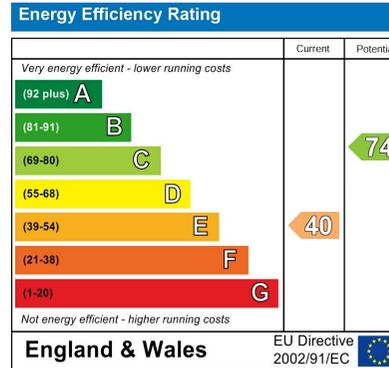
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map

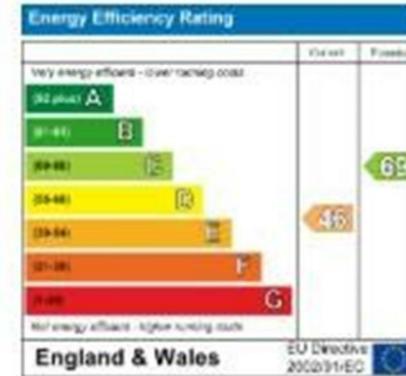


## Energy Efficiency Graphs

### The Bungalow



### The Annexe



## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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